

Cheron Road Specific Plan (SP)

Development Summary	
SP Name	Cheron Road Specific Plan
SP Number	2016SP-072-001
Council District	08
Map & Parcel	Map 051, Parcel 181

Site Data Table	
Site Data	3.58 acres
Existing Zoning	R10
Proposed Zoning	SP
Allowable Land Uses	Residential

Specific Plan (SP) Standards

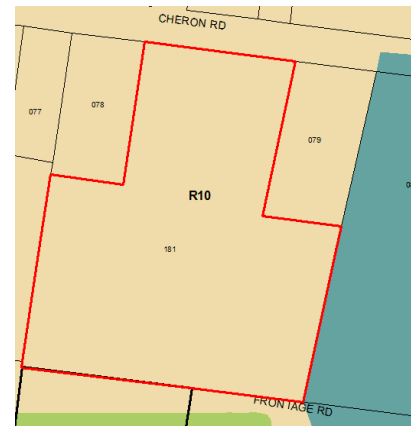
1. Uses within this SP shall be limited to up to 120 multi-family units.
2. The following design standards shall be added to the plan:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
 - c. EIFS, vinyl siding and untreated wood shall be prohibited for residential facades fronting a public street.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18" - 36" is required for all residential structures.
3. Vehicular access is limited to one access point on Cheron Road and one access point on Frontage Road
4. Bicycle parking shall comply with bicycle parking standards of the Urban Zoning Overlay found in Section 17.20.135 of the Zoning Code.
5. Sidewalks are required along Cheron Road and Frontage Road and shall meet Major and Collector Street Plan standards.
6. A landscape buffer yard B is required on the western and eastern property line.
7. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40-A zoning district as of the date of the applicable request or application.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

General Plan Consistency Note

The proposed Specific Plan is located within the Madison Community Plan (Subarea 04). The proposed SP is located in the following policy area:

- Suburban Neighborhood Evolving (T3 NE)

A development pattern with greater housing choice, improved connectivity and infrastructure is consistent with policy in this location.



Proposed Site Standards